

POLLARD ENTITIES

# 3670 WOODLAND PARK AVEN

ARCHITECTURAL REVIEW COMMITTEE BRIEFING  
December 10, 2021





# Site Location & Zoning

## EXISTING PROPERTY INFORMATION

Address : 3670 Woodland Park Ave N  
Property ID Number : 2261500090, 2261500220  
Year Built : 1960, 1923  
Description : Office, Warehouse  
Existing Landmark Building Area : 9,900 sf  
Existing Warehouse Area : 2,123 sf  
Lot Area : 22,800 sf, 6,500 sf  
Neighborhood : Fremont  
Jurisdiction : Seattle

## ZONING INFORMATION

Base : NC2-75 (M)  
Urban Village : Fremont Hub

- Min. FAR:

2:0
- Max. FAR

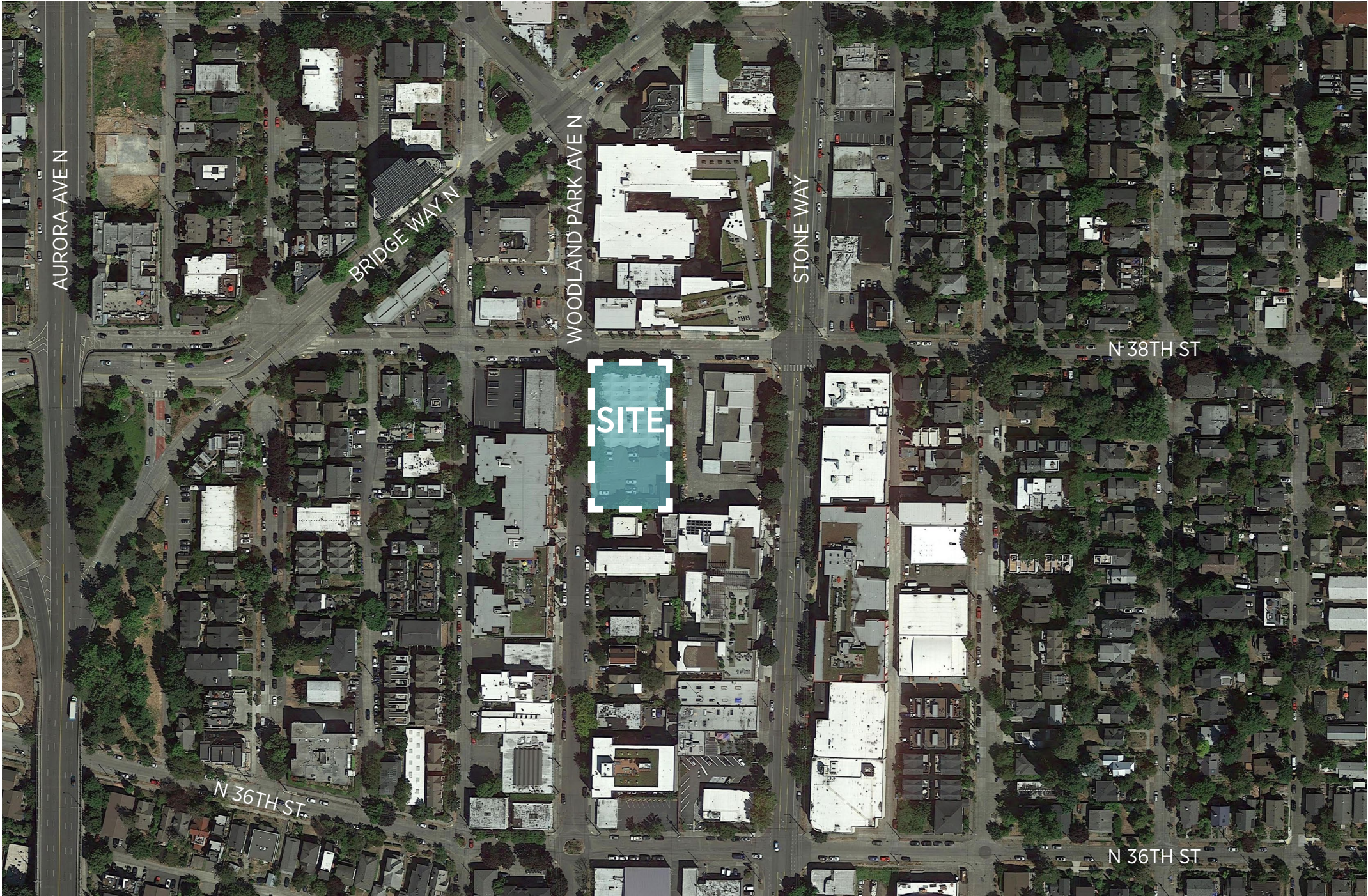
5.5
- Height:

75'
- Setbacks:

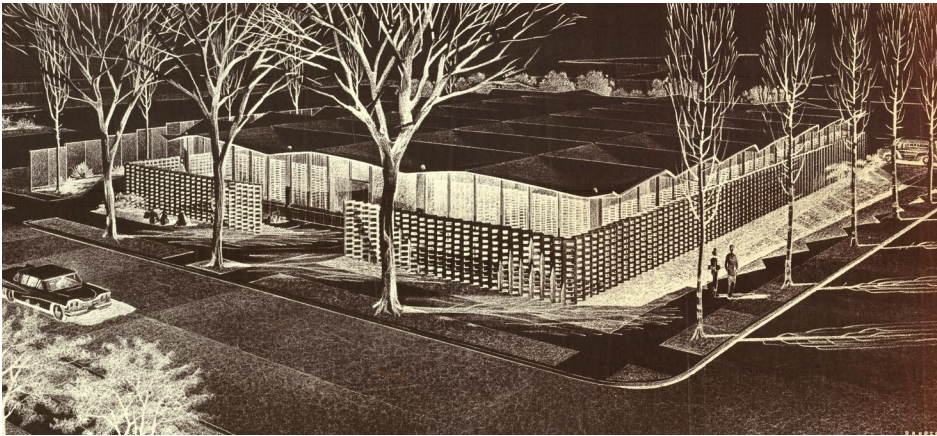
Building over 65' must set back an average of 8' from property line.
- Amenity:

Amenity areas must be greater than 5% of residential GSF.
- Landmark:

The director may waive or allow departures for designated landmark structures.





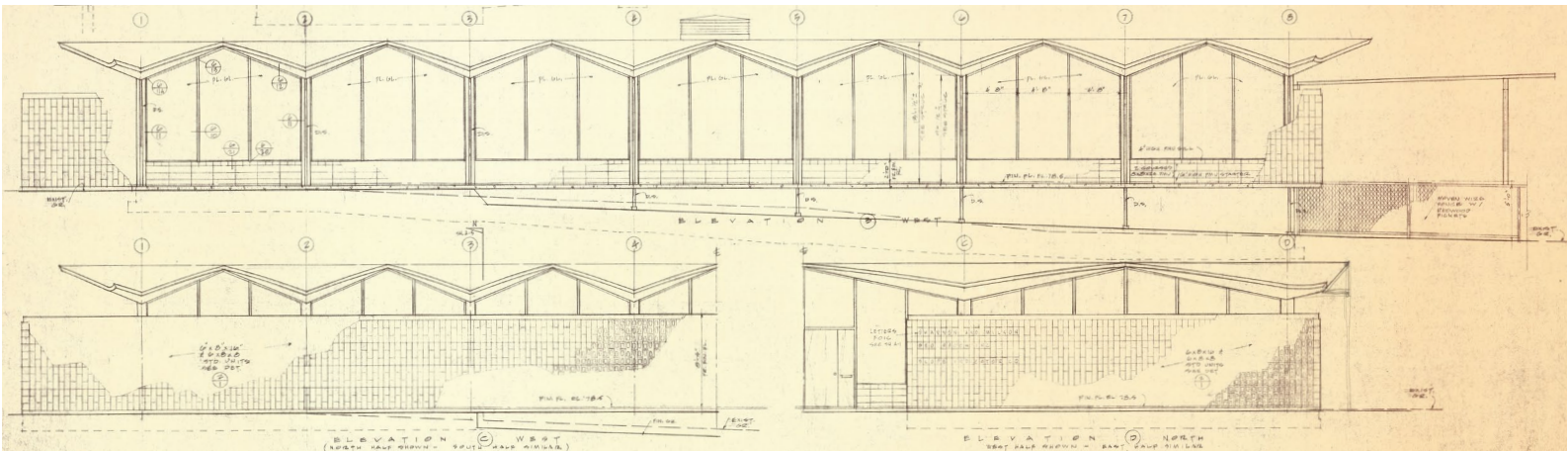


# Shannon and Wilson Office Building

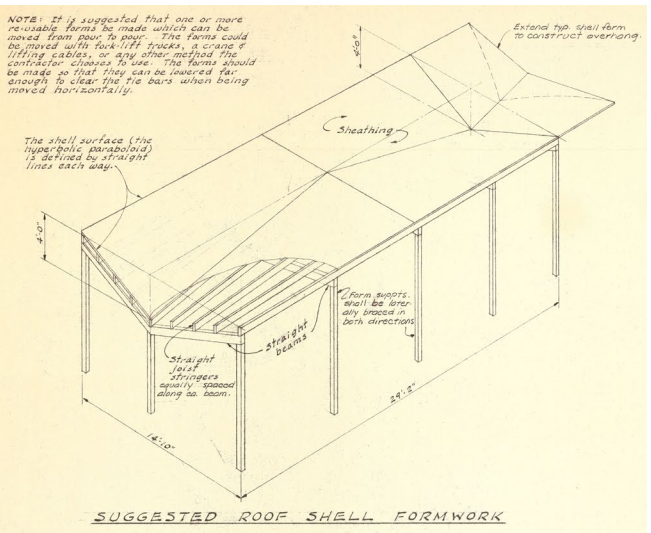
The Shannon and Wilson Office Building was nominated for Landmark status in 2017, as a remarkable example of thin shell concrete architecture that “exemplifies innovative and integrated structural and architectural design from the mid-20th century”. Designed by NBBJ architects and John Skilling (structural engineer) with Jack Chistiansen acting as Creative Designer, the building is one of Seattle’s most iconic Modern style buildings. That being said, the building and structure have suffered over the years with the roof needing significant attention and upkeep, the mechanical systems needing upgrading, and the building systems needing general deferred maintenance.



Original construction set elevations



Original roof “suggested” build detail



Existing roof condition





The current ownership has periodically had the roof areas cleaned, but has begun to have severe leakage problems primarily around the iron drain lines and the penetrations. There have been several attempts at repair without any long-term solutions. Currently the iron drain lines that are encased in the concrete support columns have been inspected and is noted severe rust and deterioration within the columns. It also has been noted that some of the columns are showing signs of cracking and spalling which is an indication of deterioration of the interior structural steel rebar and support steel.

The various old galvanized duct work and flashings have deteriorated beyond just a maintenance fix. These integral galvanized flashings have gone past the designed life of these materials. There are areas built into the roof structures. Sealants at ducting connections have all failed beyond simple maintenance.

The complete roof system has become damaged due to negligence. The membrane roofing requires a significant rebuild of the waterproofing, membrane, rusted and deteriorating metal connections and hardware. Numerous repair patches failed causing immediate damage to the concrete and steel reinforcing. The movement in the structure, the inability for the roofing to withstand expansion and contraction are causing splitting of the roof.

The existing structure is highly dependent on the integrity of embedded steel connectors and structure steel parts and pieces. The deterioration of the thin concrete from water penetration is a real concern for the service life of the building.

This building was designed and built in 1960 with an effective age estimate of 2000 according to the King County Senior Appraiser for Department of Assessments. The building is definitely showing signs of permanent deterioration. The problem is the magnitude of the areas of deterioration, these are not easy fixes and go way beyond the building value after repair.

Added to the stated structural issues, the complete Mechanical, Heating/Ventilating Systems, are completely patched together and inadequate to meet any standard of operation. The Electrical System is so outdated and parts and pieces are becoming difficult to find let alone the inefficiencies of the system.

# Shannon and Wilson Office Building

The current building owners had an extensive inspection of the building's condition this year on October 15th. The summary of which is shown here. Significant maintenance and replacement needs to be done on the roof structure, roof membrane, drainage system, column structure and integral downspouts, and the mechanical and electrical systems. These findings have triggered constructive investigations into alternate life options for the Landmark building in an effort to offset these costs.

### Roof report

**Condition Summary**

Membrane:	F
Flashings:	F
<hr/>	
Overall:	F

Overall Grade

- A = 10 Years or more of service life remaining
- B = 8-10 Years of service life remaining
- C = 5-7 Years of service life remaining
- D = 2-4 Years of service life remaining
- F = Less than 1 Year of service life remaining

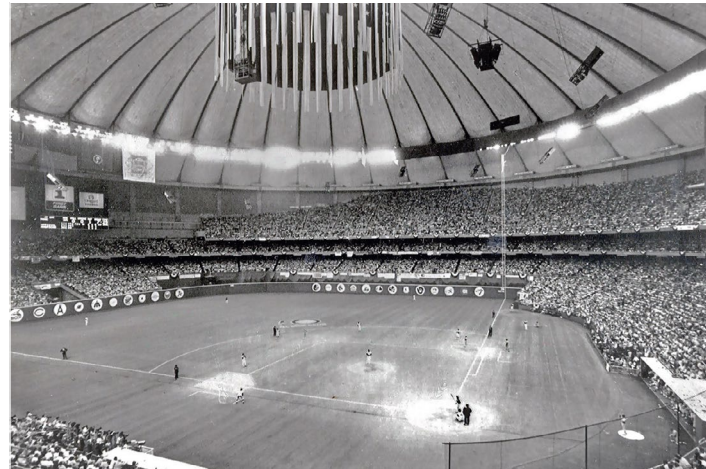


# Jack Christiansen

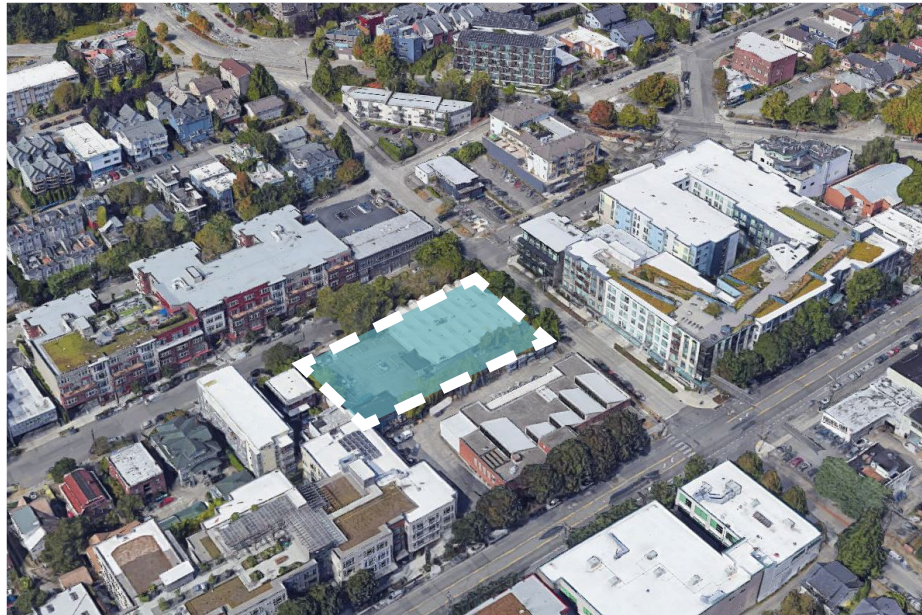
Jack V. Chistriansen was one of the most significant thin shell designers of the 20th century. He designed the Seattle Kingdome, the largest free-standing concrete dome ever built. His creative work was both geometrically expressive, as seen in the United States Science Pavilion for the 1962 World's Fair (far right), and structurally ambitious, as seen at the B-52 Hangars for Boeing Company (top left), becoming what he called "sculpture on a grand scale".

He used a repetitive geometrical module to create ambitious, dynamic space. His designs can all be seen as part of a family of shapes - exposing the modularity of his work. They provide a valuable exmple of how structural diversity can be found within a repetitive logical structural system.

[taken from "Sculpture on a Grand Scale: The Strucutal Geometry of Jack Christiansen's Thin Shells" by Tyler S. Sprague]







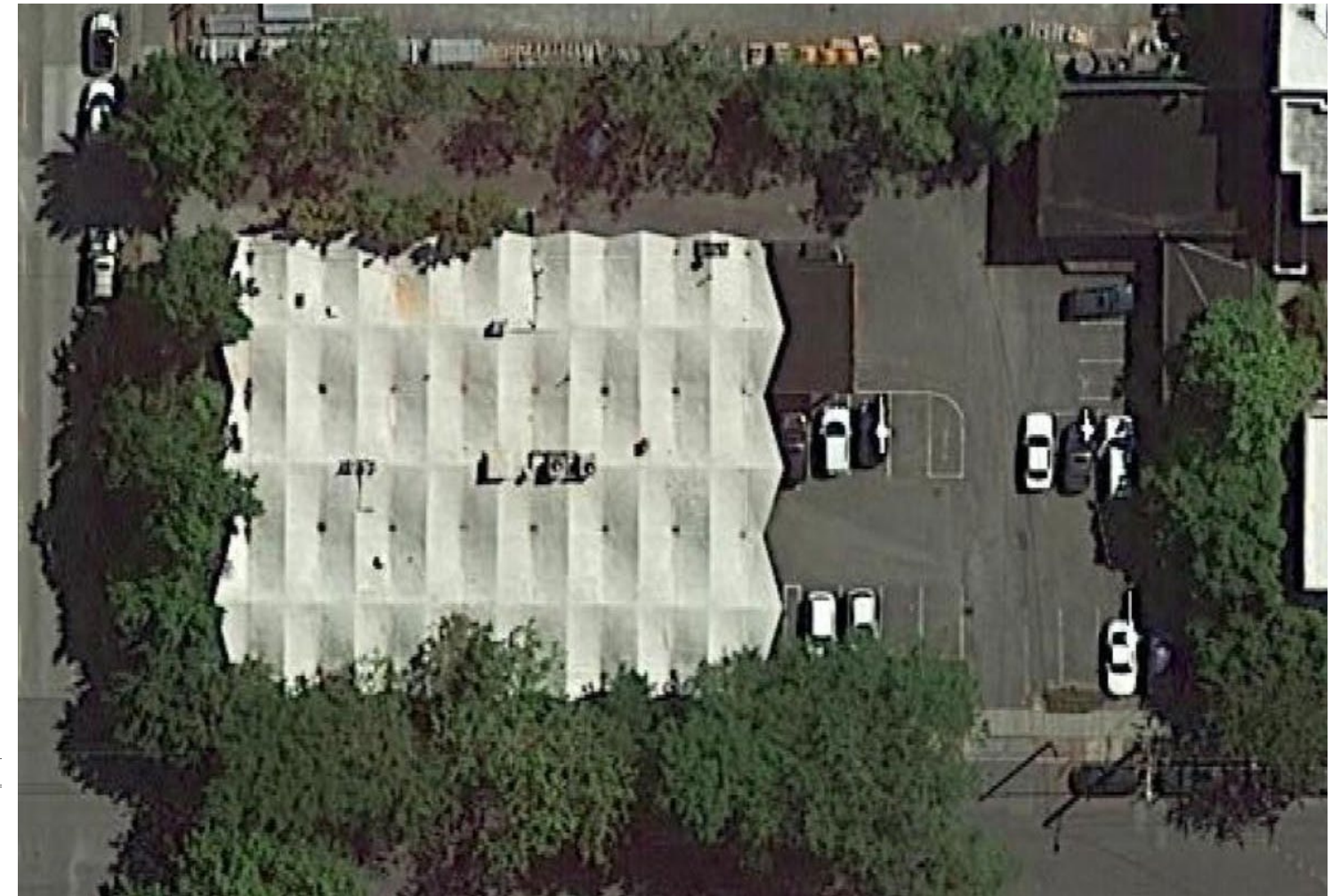
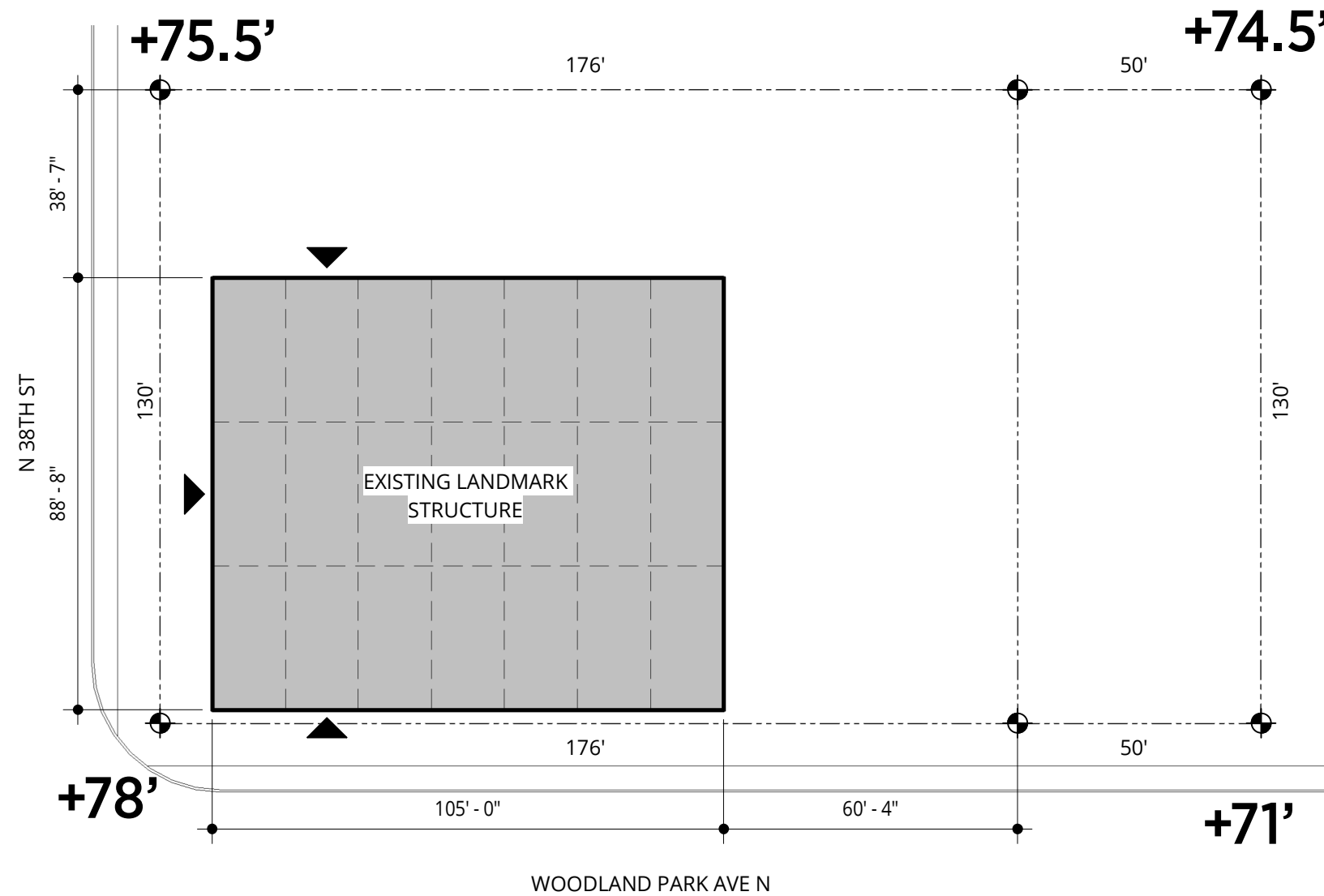
## Surrounding Neighborhood

The neighborhood has seen significant changes over recent years. Increased density has brought much needed housing to the area, while also introducing a strong, ground floor public mixed-use pedestrian experience. A dense covering of foliage showcases the site's presence within the neighborhood, boasting some of the larger trees in the vicinity.



# Existing Site Plan

A dense covering of foliage showcases the site's presence within the neighborhood, boasting some of the larger trees in the vicinity.

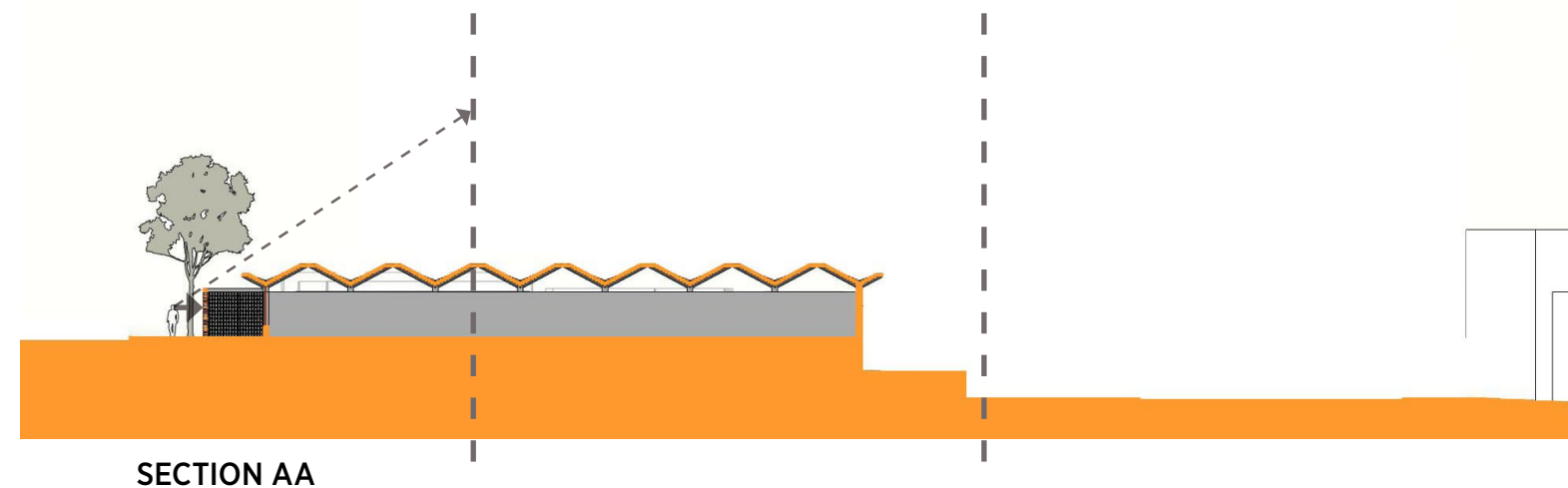
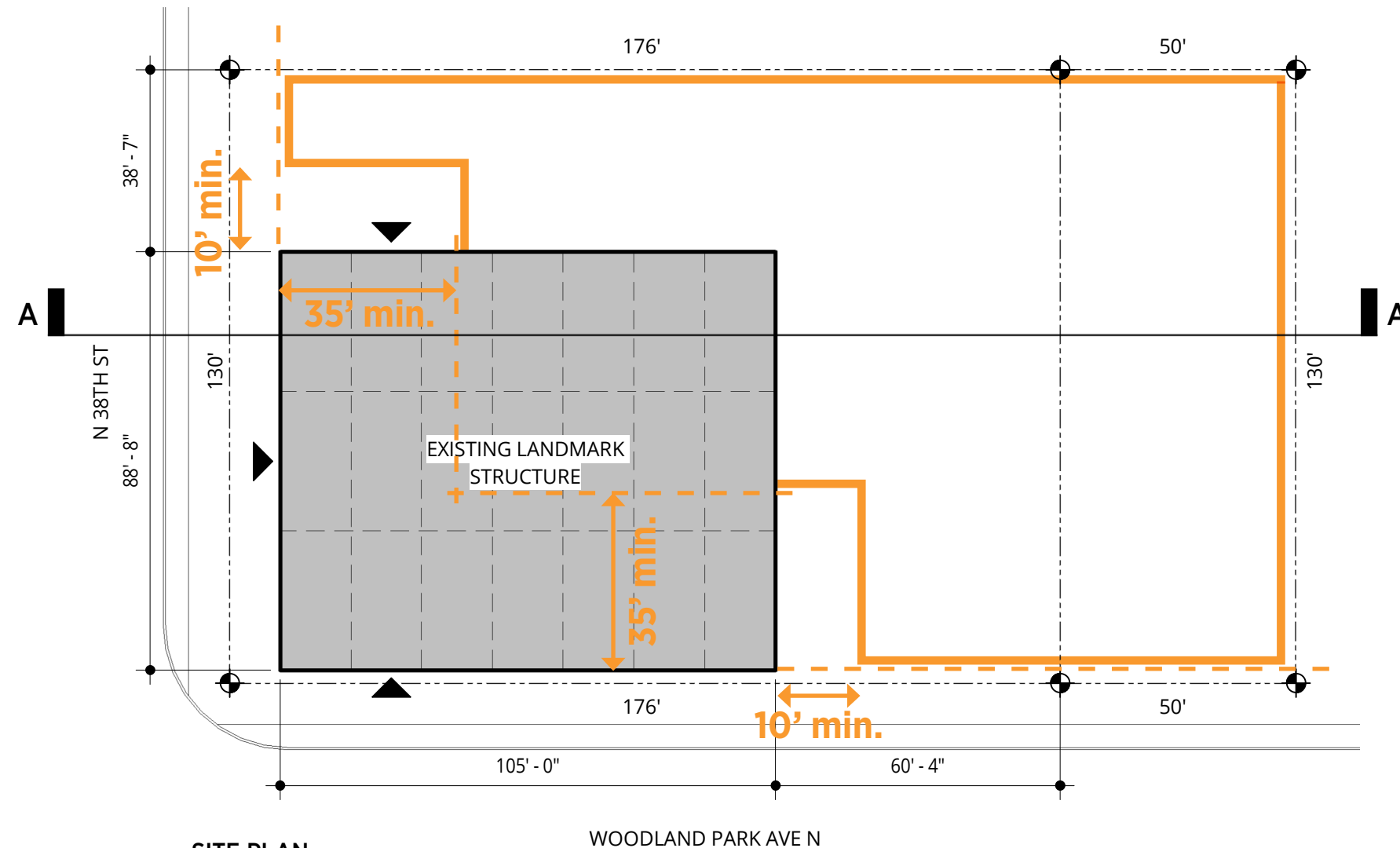


**EXISTING SITE PLAN**  
1/32" = 1'-0" SCALE



# Development Guidelines

- Maintain the pedestrian experience of the existing building and screen at the sidewalk.
- Maintain the existing screen wall along the public right-of-way.
- Maintain the existing roof structure visible from the sidewalk
- Maintain the existing storefront system.
- Maintain all foliage in and within direct access from the public right-of-way.
- Any new development should be considered as “backdrop” to the existing structure.
- Any new development next to the public right-of-way and in direct connection to the existing structure should enhance and compliment the landmark structure.
- Any new development over/above the existing structure should step back a minimum of 35’ from the face of the existing building to limit its presence on the pedestrian realm.
- Any structure adjacent to the existing structure may not “step in front of” said structure, and must setback a minimum of 10’ from the existing structure. This setback does not apply to new development setback more than 35’ from the face of the existing structure,

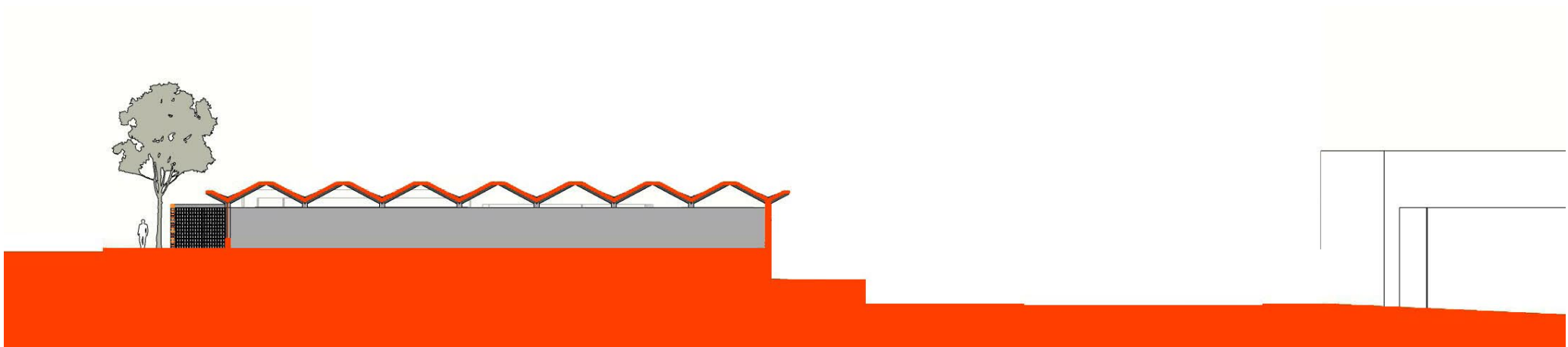


- heavy foliage provides natural screening of new development
- pedestrian focus remains on screen wall at sidewalk

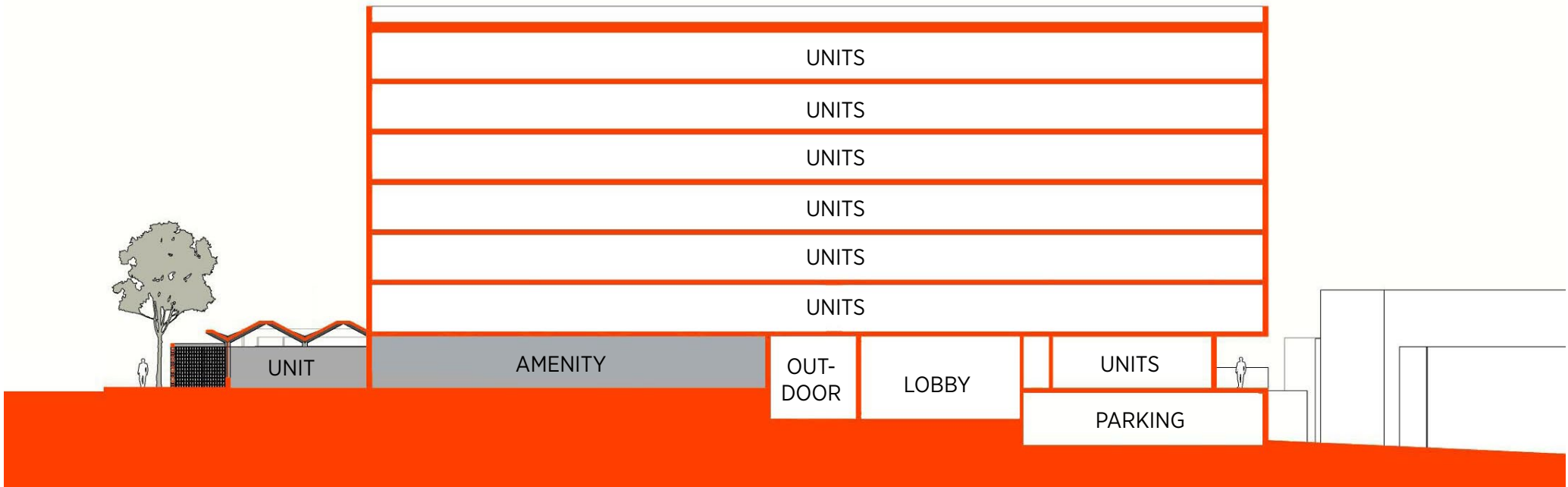


# Option 01 - “Engage”

- Option 01 is a solution which looks to engage directly with the existing building.
- The addition replaces a portion of the existing structure providing much needed structural and systems upgrades.



EXISTING BUILDING NORTH/SOUTH SECTION

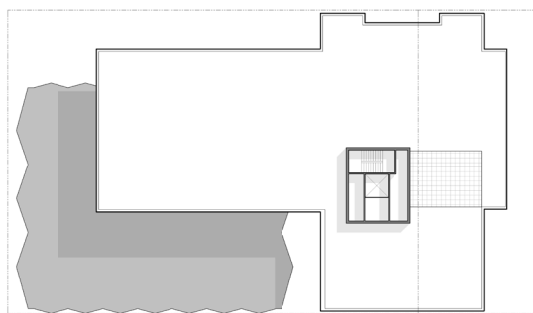


“ENGAGE” NORTH/SOUTH SECTION



# Option 01 - “Engage”

Massing





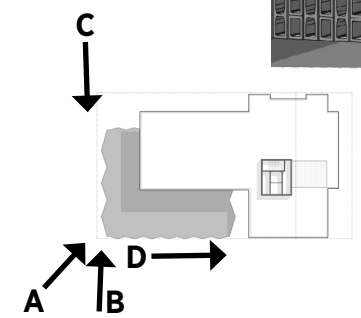
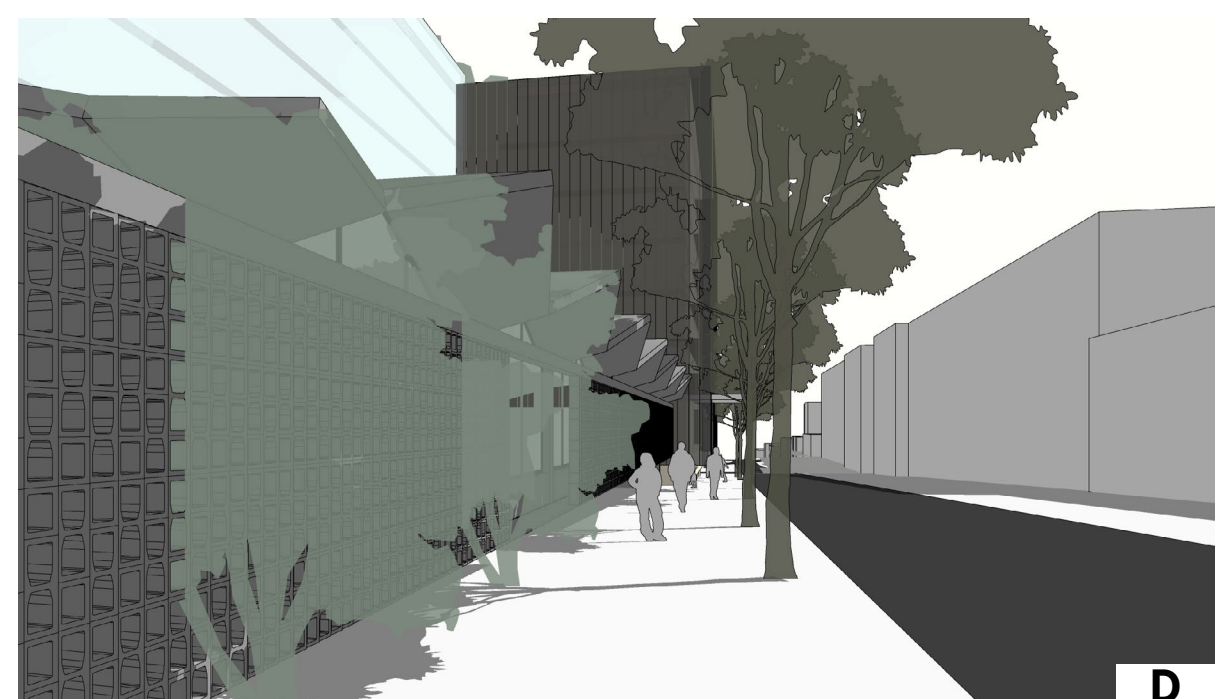
## Option 01 - “Engage” Plans





# Option 01 - “Engage”

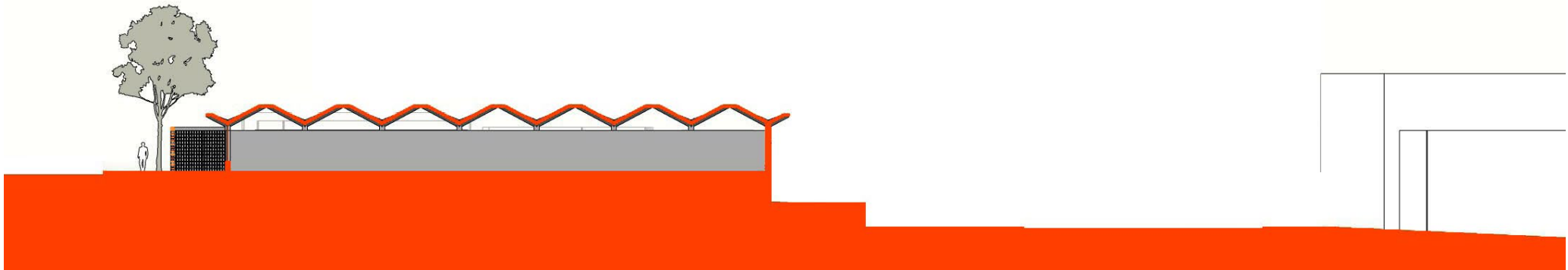
Views



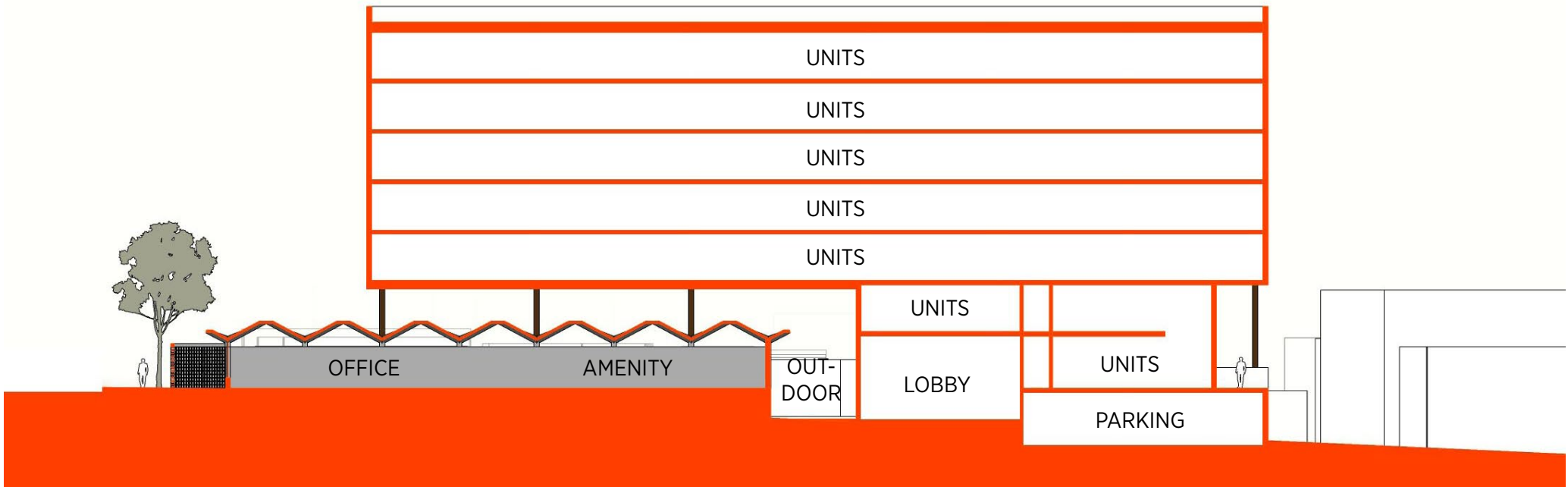


# Option 02 - “Room to Breathe”

- Option 01 is a solution which looks to create space between the addition and the existing building.



EXISTING BUILDING NORTH/SOUTH SECTION

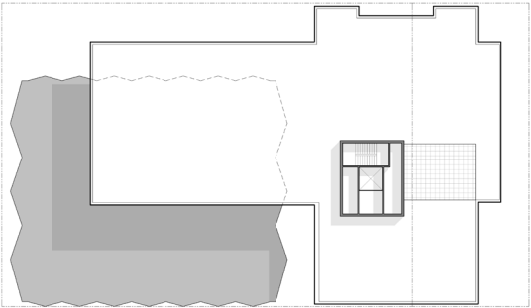


“ENGAGE” NORTH/SOUTH SECTION



# Option 02 - “Room to Breathe”

Massing





# Option 02 - “Room to Breathe” Plans





Option 02 - “Room to Breathe”  
Views

